CHOICE PROPERTIES

Estate Agents

Locksley Cottage Warren Road, North Somercotes, Louth, LN11 7RA

O.I.R.O £185,000

Choice Properties are delighted to offer for sale this characterful detached cottage, offering an abundance of potential for the right buyer and occupying an ideal position close to the local amenities, on the edge of sought after village of North Somercotes. The cottage originally dates back to the 17th century and has been extended since, creating a spacious property with ample living space to accompany the generously sized plot. Early viewing is certainly advised to appreciate this exciting development opportunity.

Since buying the property, the current vendors have had the roof replaced and have knocked through from the main entrance hall staircase into the master bedroom. This provides an opportunity to remove the wooden staircase in the kitchen/diner and create more floor space upstairs with the potential for more rooms.

The spacious accommodation currently comprises:

Entrance Hall
8'0" x 9'3"
Wooden entrance door. Staircase to the first floor.

Reception Room
15'10" x 16'9"
Light and airy reception room with dual aspect windows. Double doors to:

Sunroom
7'11" x 16'7"
Triple aspect windows.

Original Kitchen
7'1" x 11'4"
Under stairs storage cupboard. Originally the kitchen, the current vendors had planned to turn this into a bathroom, giving the potential for turning the sitting room into an en-suite bedroom downstairs if needed.

Sitting Room
12'3" x 14'5"
Bow window.

Kitchen/Diner
22'5" x 14'1" ext to 10'6" x 10'10"
Large open plan living/kitchen space. Dual aspect windows. Wooden staircase that leads to master bedroom.

Utility
6'10" x 12'3"
Door leading to the courtyard garden to the side of the property.

WC
2'7" x 6'10"
WC.

Bathroom
5'0" x 6'10"

Pantry
3'7" x 6'10"

Bedroom 1
22'7" x 14'4"
Remarkably spacious bedroom with potential to remove staircase and create more rooms.

Bedroom 2
12'4" x 12'7"
Spacious double bedroom.

Bedroom 3
7'2" x 11'6"

Outside
The property further benefits from generously sized garden to the front and rear with a separate courtyard garden to the side, accessed through the back door in the utility room. A driveway to the rear provides ample off road parking and a detached brick built garage also provides further storage/parking space.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

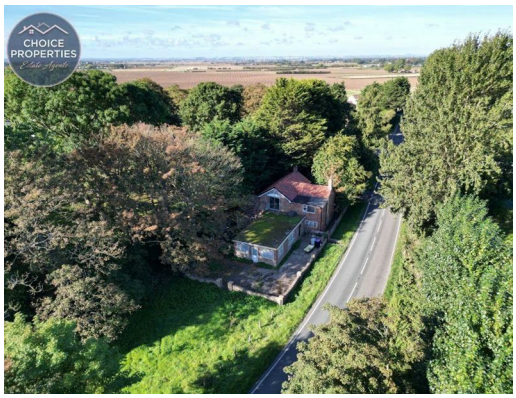
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.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Floor 0

Floor 1

Approximate total area(1)

1984 ft²

Reduced headroom

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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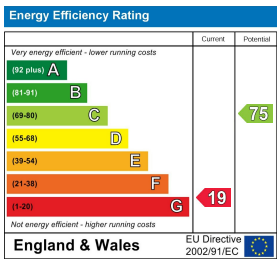
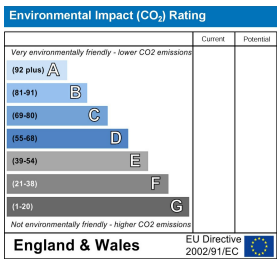
Directions

Please use Postcode LN11 7RA for directions to this property. If approaching North Somercotes from the direction of Saltfleet, the property will be on your left hand side, just as you enter the village.